

GRANTVILLE REDEVELOPMENT ADVISORY COMMITTEE

(FINAL) MEETING MINUTES OF Monday, November 22, 2004

The members of the Grantville Advisory Committee (RAC) held their meeting at Mission Valley Church of the Nazarene, at 4675 Mission Gorge Place from 6:00 p.m. to 7:45 p.m.

The following members were present at Roll Call: Bill Brenza, Lee Campbell, Daniel Dallenbach, Eric Germain, Rick McCarter, Cindy Martin, Mike Neal, John Pilch, Marilyn Reed, Rick McCarter, Dan Smith, Don Teemsma Jr., and Arnie Veldkamp [12].

Arrived after Roll Call: Diane Strum [1].

Following members were not present: Brian Caster and John Peterson and [2].

Staff in attendance: Kathy Rosenow, (RSG), Tracy Reed (RA), and Michele St. Bernard (RA).

CALL TO ORDER: Called to order at approximately 6:00 p.m. by Mike Neal.

1. ROLL CALL: A quorum was established when 12 of the 15 members were present at Roll Call.

2. APPROVAL OF MINUTES:

- September 27, 2004 (2nd Draft)

MOTION: Cindy/Dan; Approve as drafted, passed (12-0).

- October 25, 2004 (Draft)

MOTION: Daniel/Rick; Approve with revisions, passed (12-0).

3. UPDATE: (synopsis)

- **Information** – Status of Survey

Tracy: The special counsel to the agency was not able to attend this meeting but he will attend next month's meeting to discuss and answer questions regarding relocation issues. If you can provide us with your comments or issues regarding draft documents, it would be helpful. The draft EIR should be ready for distribution and circulation at next month's meeting. The draft EIR will be an agenda item in January. The City Council will hold a hearing to solicit public comments/inputs sometime in January. We need to reschedule the January meeting to the fifth Monday of the month because of a meeting room conflict.

4. OLD BUSINESS: (synopsis)

- **Review/Discuss** – 2nd Draft – Rules Governing Participation by Property Owners and Preferences for Business Occupants to Re-Enter Project Area (OP-Rules)

Distributed: City Decision Process (MC Sec. 112.0501), owner participation and RFP process (timeline), and redevelopment site assembly process (timeline)

Kathy: Outlined the OP process and gave a detailed summary of the OP rules and requirements.

Committee

Various questions and comments from the Committee; including:

- How the agency evaluates competing projects
- Time frame for providing an alternative proposal
- How often eminent domain is used
- Feedback or second chance if a proposal is chosen over mine

Mike: Recap of committee issues and concerns.

Public (speaker slips on file)

Phil Teyssier: Ultimately, a property owner can lose his/her property if it falls within the designated Redevelopment Area. This group can vote whether or not it wishes to support having eminent domain in the Grantville Redevelopment project. I'll offer to pay for an attorney to speak to the group regarding the use of eminent domain.

Charles Little: What makes us think this community needs redevelopment? We don't know what the goals of redevelopment are. It is unfair to ask me to determine what I want to do with the future of my property in 60 days. Traffic issues have still not been addressed.

MOTION: Eric/Dan, Committee's comments regarding the OP rules are - extend the RFP time to 120-days (Sec. 601), the property owner should be contacted prior to circulating an OP notice, property should have a last chance regarding development (best & final), use the committee's objectives regarding the use of the term reasonable (Sec. 100), utilities and facilities should be separate items and don't use removal regarding facilities (Sec. 501), define or describe urgency (Sec. 601). Passed: 13-0.

5. NEW BUSINESS

- **Presentation:** Draft – Grantville Redevelopment Plan
- **Distributed:** Draft – Grantville Redevelopment Plan

Kathy: Gave brief outline of sections of the redevelopment plan. The plan will be reviewed and discussed at other meetings.

6. COMMENT ON NON-AGENDA ITEMS: (synopsis)

- **Committee –**

Marilyn – Announced the next town hall meeting for the Navajo/Allied Gardens communities

Cindy – Will not be at the December meeting

Eric – Would like to address the mechanisms in place to ensure the projects are at the request of the public and meet public desires.

Bill – Announced a Traffic Meeting for Navajo on 12/6 at 4-5 pm, this location

John – In response to emails/phone calls – 1) The Boulevard project is not a new project, 2) it is in Del Cerro and not in Allied Gardens, 3) 80 unit condo project in Church of Nazarene is not approved, Navajo CP amendment must be initiated, 4) Last Monday, Leslie Henegar announced a 500-unit complex called “Centrepont” – inappropriate because there is no paperwork on this.

Lee – asked by business owner if Golfview Center is going to have a turn lane installed. Can we look at this in the redevelopment plan?

Eric – Will not be at the December meeting.

- **Public** – (speaker slips on file)
None

7. NEXT MEETING DATES:

Mike: GRAC December 13th.

8. ADJOURNMENT: 7:45 p.m.

MOTION: Eric/Dan; Adjourn, passed (13-0).

This information will be made available in alternative formats upon request.

Prepared: 11/23/04 (tr/ms)
Revised: n/a

Draft (Final) Approved: 12/13/04
Motion was by: Daniel/Lee

Revisions are in *Italic & Double Underlined*
Vote was: 8-0